

Notice to Building Industry: Control of Water Runoff on Small Lots

Please be advised that beginning November 2, 2009, the responsibility for the implementation of the County Code, Section 8-29B, "Control of Water Runoff on Small Lots" will transfer from the Division of Building Construction to the Division of Land Development. This applies to residential lots of 15,000 square feet or less, or for an addition that would increase the building lot coverage by more than 400 square feet.

The purpose of transferring responsibilities of the "drainage law" is to better align the Land Development plan review and enforcement responsibilities of drainage and storm water management within the Department. Procedurally, the following will apply beginning on November 2, 2009:

1. DPS Policy P 04-1 is repealed. This policy provided a mechanism to expedite the sediment control permit and stormwater management review process for lots 20,000 square feet or less which were created prior to June 20, 2002. The policy was originally put in place because of the difficulty in providing onsite stormwater management on these smaller lots. However, with improved technology, changes to state law, and experience, this policy is no longer applicable.
2. In accordance with Chapter 19 of the County Code, stormwater management will be required for any building permit that also requires the issuance of a sediment control permit. Plan review and approval will be done by the Water Resources Plan Review Section.
3. All other drainage plan reviews and approvals will be done by the Right-of-Way Permitting and Plan Review Section.
4. Inspection for all drainage plans will be done by the Sediment Control Inspection and Enforcement Section.

Thank you for your cooperation in helping to make this transition successful. If you have questions or comments, please contact Stan Wong, Division Chief, Land Development Division at 240-777-6310.